



# **CITY of BEVERLY**

## **PLANNING BOARD**

*191 Cabot Street  
Beverly, Massachusetts 01915  
Phone (978) 921-6000  
Fax (978) 921-6187*

**CITY OF BEVERLY  
RECEIVED AND RECORDED  
CITY CLERKS OFFICE  
2019 DEC 12 A 8:20**

### *Mayor*

*Michael P. Cahill*

### *Planning Director*

*Aaron Clausen*

### *Chairperson*

*Ellen Hutchinson*

### *Vice-Chair*

*Edwin Barrett, III*

### *Members*

*Sarah Bartley*

*Derek Beckwith*

*William Boesch*

*Alexander Craft*

*Ellen Flannery*

*Allison Kilcoyne*

*Wayne Miller*

### **REGULAR MEETING**

**Beverly Council on Aging ("Senior Center")**

**90 Colon Street**

**Tuesday, December 17, 2019**

**7:00 p.m.**

- Call to Order
- 1. Subdivision Approval Not Required Plans
  - a. if any
- Recess for Public Hearings
- 2. Continued Public Hearing: Site Plan Review #140-19, Special Permit #172-19, and Inclusionary Housing Permit #17-19 – "Depot II" a 166,000 sq.ft. mixed commercial and residential building containing 106 residential units (as revised) with associated parking and site improvements – 134-142-146 Rantoul Street and 1-9 Park Street – Depot Square Phase II, LLC
- 3. Continued Public Hearing: Site Plan Review #146-19 – Construct a mixed-use building in the CN Zoning District containing 880 sq.ft. of retail space on the first floor and 2 residential units on the second and third floors (as revised), with associated parking and site improvements – 0 Everett Street – 0 Everett Street LLC, c/o Alexander & Femino
- 4. Continued Public Hearing: Waiver of Frontage and Definitive Subdivision Plan – Subdivide 15,000 sq.ft. lot in the R10 Zoning District into one 10,000 sq.ft. lot and one 5,000 sq.ft lot, where a Variance for area and frontage has been granted by the ZBA, and extend Livingstone Avenue by 110 ft. – 21 Porter Terrace – Jeffrey Holloran
- Reconvene Meeting
- 7. Discussion / Decision on Public Hearing items (as necessary)
- 8. Request for a Minor Modification to Approved Site Plan #138-19 in accordance with Beverly Zoning Ordinance Section 300-98E for 44 Dunham Ridge – 50 Dunham Road – to reduce the required

setback of 44 Dunham Ridge from 25 feet to 15 feet at the north side of the building – Dunham Ridge, LLC

9. Request for a Minor Modification to Approved Site Plan #134-18 – elimination of the open deck at the rear of the commercial space leased to Atomic Café, and modifications to the residential windows – 268B Cabot Street – Overlook Cabot, LLC
  10. Endorse Definitive Subdivision Plan and OSRD Site Plan #11-18 with Form G Covenant – Thaxton Heights Road (formerly Off Thaxton Road & Grover Street) – Hickory Street Realty Trust
  11. Endorse Definitive Subdivision Plan without Covenant – 16 Harwood Street – Marius Beqo
  12. Approval of Minutes: June 18, 2019, July 16, 2019, August 20, 2019, September 10, 2019, September 17, 2019, October 1, 2019, October 22, 2019, November 13, 2019, November 19, 2019 (as available)
  13. Other business not known at the time of the posting of this agenda.
- Adjournment

*The listing of the foregoing matters are those reasonably anticipated by the Chair up to 48 hours prior to the scheduled meeting time. It is possible that not all items listed on the agenda will be discussed or reached. Matters may be discussed that are submitted or arise with 48 hours of the scheduled meeting if they were not reasonably anticipated by the Chair.*